

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 5, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-23429 - APPLICANT: TIM C. AYALA - OWNER:
GUILLERMO AND REINA ARELLANO

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Rezoning (ZON-1907) shall expire on August 20, 2009 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Rezoning (ZON-1907) and all other applicable site related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Rezoning (ZON-1907) which rezoned property from R-1 (Single Family Residential) to P-R (Professional Office and Parking) on 0.16 acres at 10 Sacramento Drive.

This is the second extension of time request on the proposed rezoning. The proposed extension of time is deemed appropriate with a two year extension given the circumstances currently occurring on the subject property. Approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/23/98	The City Council approved requests for a General Plan Amendment (GPA-0039-98) from L (Low Density Residential) to O (Office), and for a Rezoning (Z-0068-98) from R-1 (Single-Family Residential) to P-R (Professional Office and Parking) at 11 Ronald Lane, immediately east of the subject site, subject to a future Site Development Plan Review. The Planning Commission and staff recommended approval.
08/20/03	The City Council approved a request (GPA-1906) to amend a portion of the Southeast Sector Plan of the General Plan from L (Low Density) to O (Office), and a Rezoning (ZON-1907) from R-1 (Single Family Residential) to P-R (Professional Office and Parking) on the subject site. The Planning Commission recommended approval of both items. Staff recommended denial of both items.
08/20/05	The Resolution of Intent to P-R (Professional Office and Parking) expired on the subject site without issuance of a Certificate of Occupancy.
11/16/05	The City Council approved a Request for a Reinstatement and Extension of Time of an approved Rezoning (ZON-1907) from R-1 (Single Family Residential) to P-R (Professional Office And Parking) on 0.16 acres at 10 Sacramento Drive. Staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.16

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residence	O (Office)	R-1 (Single Family Residential) under Resolution of Intent to P-R (Professional Office and Parking)
North	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
South	Parking Lot	Clark County	Clark County
East	Single Family Residence	O (Office)	R-1 (Single Family Residential) under Resolution of Intent to P-R (Professional Office and Parking)
West	Offices	O (Office)	P-R (Professional Office and Parking)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the second extension of time request on the proposed rezoning. The first extension was approved on 11/16/05. The applicant has recently met with staff for a pre-application meeting for a new Site Development Plan Review on the site. This extension would keep the proposed P-R (Professional Office and Parking) zoning active as this new application goes through the planning process. The proposed extension of time is deemed appropriate with a two year extension. Conformance to the conditions of approval for Rezoning (ZON-1907) shall be required.

FINDINGS

The proposed extension of time is deemed appropriate with a two year extension given the circumstances currently occurring on the subject property. Approval of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0